

Standard Rating Criteria

for Section 811 Program Applications
Supportive Housing for Persons with Disabilities

U.S. Department of Housing
and Urban Development
Office of Housing
Federal Housing Commissioner

Sponsor's Name:												Section 811 Project No:		
Address of Site:												PRAC Number:		
Project Information												Capital Advance Amount: \$		
Site	Group Home		Independent Living Facility							Occupancy Type (DD, PD, CMI)	Production Method (NC, R, ACQ)	PRAC Amount: \$		
	Number Disabled Residents	Res. Mgr. (check)	Units by Number of Bedrooms					Total Units	Total Units Disabled				Total Disabled Residents	
			0BR	1BR	2BR	3BR	4BR						Total Sites:	Total Units:
# 1													Score:	
# 2														
# 3														
# 4														

Technical Discipline	Rating Criteria	(Points)	Factor Rating	Over-All Rating
1. The Sponsor's ability to develop and operate the proposed housing on a long-term basis, consider: (57)				
MHR AM	(a) The scope, extent, and quality of the Sponsor's experience in providing housing or related services to those proposed to be served by the project and the scope of the proposed project (i.e., number of units, services, relocation costs, development, and operation) in relationship to the Sponsor's demonstrated development and management capacity, as well as its financial management capability.	(32)		
FHEO	(b) The scope, extent, and quality of the Sponsor's experience in providing housing or related services to minority persons or families.	(10)		
SEC REP	(c) The extent of local government support for the project.	(5)		
MHR	(d) The extent of the Sponsor's activities in the community, including previous experience in serving the area where the project is to be located, and Sponsor's demonstrated ability to raise local funds.	(10)		
2. The need for supportive housing for persons with disabilities in the area to be served, suitability of the site, and the design of the project, consider: (43)				
EMAS	(a) The extent of the need for the project in the area based on a determination by the HUD Office. This determination will be made by taking into consideration the Sponsor's evidence of need in the area, as well as other economic, demographic and housing market data available to the HUD Office.	(8)		
VAL	(b) The proximity or accessibility of the site to shopping, medical facilities, transportation, places of worship, recreational facilities, places of employment, and other necessary services to the intended occupants, adequacy of utilities and streets and freedom of the site from adverse environmental conditions (site control projects only), and compliance with site and neighborhood standards.	(15)		
FHEO	(c) The suitability of the site from the standpoint of promoting a greater choice of housing opportunities for minority persons with disabilities and affirmatively furthering fair housing.	(10)		
ARCH	(d) The extent to which the proposed design will meet any special needs of persons with disabilities the housing is expected to serve.	(10)		
Total Base Points		(100)		
3. Bonus Points (25)				
MHR	(a) The Sponsor's board is comprised of at least 51% persons with disabilities, including persons with disabilities similar to those of the prospective residents.	(5)		
MHR	(b) The Sponsor has involved persons with disabilities (including minority persons with disabilities and persons with disabilities similar to those of the prospective residents) in the development of the application and will involve them in the development and operation of the project.	(5)		
VAL	(c) The application contains acceptable evidence of control of an approvable site.	(10)		
CPD	(d) The project will be located within the boundaries of one of the following areas: Empowerment Zone, Urban Supplemental Empowerment Zone, Enterprise Community, Urban Enhanced Enterprise Community.	(5)		
Total Base Points plus Bonus Points		(125)		

HUD Office Comments:

Printed Name & Signature & Phone Number of Multifamily Housing Representative & Date:

X

Printed Name & Signature & Phone Number of Multifamily Division Director & Date:

X

The Signatories by signing above certify that to the best of their knowledge no identity of interest will exist between the Sponsor and any firm with which the Sponsor and Owner will contract to provide services or products related to the construction and operation of the proposed project.

Instructions for Completing the Standard Rating Criteria Form

for Section 811 Program Applications

Supportive Housing for Persons with Disabilities

A. General.

1. Fill in the Sponsor's name and the entire address of the site for both site control applications and site identified applications.
2. Under "Project Information" for each site, complete either the "Group Home" or "Independent Living Facility" column as well as the "Occupancy Type" and "Production Method" columns. If the project will be a condominium, place a "C" after the total units under the independent living facility category. For example, if there are 10 total units, put 10C in the "Total Units" category.
3. Complete each block in the far right section of the form, beginning with the Section 811 project number.

B. Rating Panel.

The Rating Panel shall assign points for each of the rating criteria in the space provided. The designated points on the rating form are maximum limitations and must not be exceeded. Where more than one discipline is involved in the same criterion or an individual factor of a particular criterion, an average of the scores assigned should be used on the rating form.

C. Averaging Scores.

When two or more disciplines rate the same criterion and the scores are averaged, all scores of 0.5 through 0.9 shall be rounded up to the next whole number. If the score is less than 0.5, round down to the next whole number.

D. Fund Reservation Amounts.

Capital Advance Amount. The HUD Office shall calculate the capital advance amount for selection purposes in accordance with Chapter 3, paragraph 3-50B5 of Handbook 4571.2. Capital Advance Authority shall be rounded down to the nearest one hundred dollars.

PRAC Amount. In determining the amount of Project Rental Assistance Contract Authority at the Fund Reservation stage HUD Offices shall follow instructions in Chapter 3, paragraph 3-50B6 of Handbook 4571.2 using the approved Operating Cost Standard. PRAC authority shall be rounded up to the nearest one hundred dollars.

E. Signatures.

The rating forms must contain original signatures.